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Thrower Design

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May 30, 2014

Ms. Wendy Rhoades
Planner – Zoning Case Manager
Planning & Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Cooper Lane rezoning
C14-2014-0052

Dear Wendy,

On May 29, 2014, we attended a meeting with approximately 30 neighbors in the vicinity of the above referenced project. We presented the attached conceptual plan for the development and had meaningful dialogue about the project, access to Cooper Lane and Sir Gawain Drive, drainage, utilities, compatibility, vegetation, and many other items of discussion. While no vote was intended to be tallied, it is fair to assess the majority of the residents to be in favor of the rezoning in lieu of alternate potential development of the land in exchange for conditions on the property to be incorporated into the zoning ordinance for the property. These conditions are as follows:

- 1) Rezoning of the property to "SF-6", Condominium and Townhome Residence.
- 2) A 25' natural vegetation buffer will remain to the maximum extent practical other than to extend utilities to the subject property.
- 3) The development will take access to Cooper Lane with two points of access to the roadway.
- 4) Access to Sir Gawain is prohibited.
- 5) The improvements to Cooper Lane as outlined in the City staff report.
- 6) Sidewalks will be constructed along the frontage of the property.
- 7) It was expressed at the meeting that the maximum height of the structures would be 35' as allowed by the zoning regulations of the "SF-6" zoning district. In a letter to you dated May 6th, 2014, we had offered a limitation of the height of 2-stories maximum which we intend to keep that restriction offered as a condition.